

**DATE:** February 13, 2019

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-02-19
<u>Applicant:</u>	Chuck and Senah Andrews
<u>Location of subject property:</u>	146 Spring St. NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1919
- Two-story, frame, hip-roofed house with bungalow style details. Features characteristic of the style include wrap-around porch with tapered wood posts on brick bases; gable-roofed dormers on front and north elevation, clad in shingles and trimmed with triangular eave brackets; and exposed rafters under broad eaves.
- Applicant is seeking to enclose part of the right side front porch, install landscaping/retaining wall along front sidewalk, and fence the front yard.

**DISCUSSION:**

The applicant anticipates enclosing 8x16’ of porch within the current porch roof and floor, with the front and back having siding to match the current siding, the side of the house will have windows to match the current windows, trim will be painted white to match current, and the far right side will match the current far left brick column with wood pillar. The portion to be enclosed is behind the front façade of the house.

The applicant proposes to install a 15” tall poured in place concrete wall along the front of the yard, extended and to match the one on the adjacent property.

The applicant proposes to add a white picket fence along the front, left, and right side of the front yard, with a gate in the front walkway and another on the left side of the driveway. The fence will be 3 ½ feet tall with 36 inch wide gates, with the style matching the fence with black hinges/latches.

The applicant also seeks to remove a 100’ tall pecan tree with a hazard rating of “4”.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory—Nomination Form  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Site Plan  
Exhibit D: Photographs  
Exhibit E: Tree Hazard Evaluation and Photographs

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

**Chapter 5 – Section 6: Porches**

*Porches which are original or are compatible with the design of the structure should be retained... The enclosure of original porches, particularly front porches, should be avoided. Enclosing original side and rear porches with solid walls should also be avoided. However, their conversion to "sun parlors" may be appropriate in some instances. Windows in these enclosures should be smaller, multi-paned, and compatible with existing windows. Larger expanses of glass are not appropriate.*

#### Design Guidelines

- 1. Alterations to original porches that have no historic basis are not appropriate.*
- 2. Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved*

#### **Chapter 5 – Section 8: Landscaping and Trees**

*One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*

*Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Report issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of 4 or lower. Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval...*

*All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*

#### Design Guidelines

- 2. Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

#### **Chapter 5 – Section 9: Fences and Walls**

*The style of fence or wall should respond to the historic nature of the property. All wooden fences should be "stick-built" on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc....If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property). Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket....Additionally, it is not appropriate to introduce walls or fences in front yards and side yards at corner lots that are more than 65 solid...*

*Where fences are desired in front yards and side yards at corner lots, the design should be primarily decorative in nature. Front yard fences should not exceed four feet in height. Wooden fences should be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.*

*Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property. The transparency or openings in the walls will be considered on an individual basis. Poured-in-place concrete walls are discouraged. Concrete-masonry walls and walls constructed from railroad ties are prohibited.*

Design Guidelines

1. *Do not use high walls or fences to screen front yards.*
2. *Use materials like stone, brick, wood and iron.*
3. *Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.*
4. *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

**RECOMMENDATION:**

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
  - Completed project will be photographed to update the historic properties survey.

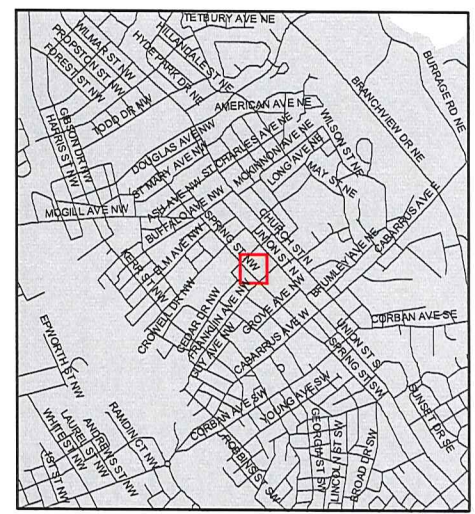




H-02-19

146 Spring St NW

PIN: 5620-79-2154



Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, its employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



United States Department of the Interior  
National Park Service  
**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet	Item number	Page
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	54

brackets at the front and rear; rafters are exposed along the side elevations. Full facade porch with shed roof and paired posts. Additions made in the 1920s include the house's most notable feature, the broad second-story sunroom that carries across the entire rear elevation. The windows of the sunroom, those of the shed-roofed room on the east side of the house, and several others have latticed sash typical of the style.

103. House  
154 Spring Street, N.W.  
ca. 1960  
F

Two-story, frame house with brick-veneered first floor and second floor sheathed in flush, beaded wood siding. Irregular first floor facade with projecting, louvered window south (right) bay. House has relatively sparse landscaping but two-story, hip-roofed form and setback are harmonious with neighbors and keep building from being an intrusion.

104. Luther E. Boger, Sr.  
146 Spring Street, N.W.  
1919 (1)  
C

Two-story, frame, hip-roofed house with bungalow style details. Features characteristic of the style include wrap-around porch with tapered wood posts on brick bases; gable-roofed dormers on front and north elevation, clad in shingles and trimmed with triangular eave brackets; and exposed rafters under broad eaves. A frame hip-roofed outbuilding with a latticed shed stands along the south (right) side of the property.

105. House  
98 Spring Street, S.W.  
ca. 1902 (SB)  
C

One-and-a-half-story, frame cottage with pleasing combination of Italianate and Queen Anne style elements. Main block has side gable roof with projecting, gable-front north (left) facade bay. Both its gable and the gable end of the main block have cut-away corners, with scroll-like brackets, bracketed eaves, and densely patterned shingles. Wrap-around porch has turned posts, balustrade with turned balusters, and bracketed eaves; the eave brackets are repeated along the house's main roofline. Windows are tall and very narrow with 1/1 sash. House is slightly marred by inappropriate modern square windows in gables.

**AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.**

**APPLICANT INFORMATION**

Name: **Chuck & Senah Andrews**  
Address: **146 Spring St NW**  
City: **Concord** State: **NC** Zip Code: **28025** Telephone: **Senah-704-795-8786; Chuck-423-444-9749**

**OWNER INFORMATION**

Name: same as above  
Address:  
City: State: Zip Code: Telephone:

**SUBJECT PROPERTY**

Street Address: **146 Spring St NW** P.I.N. # **56207921540000**  
Area (acres or square feet): **.52** Current Zoning: **RM-1** Land Use: **residential**

**Staff Use Only:**  
Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_  
*The application fee is nonrefundable.*

**General Requirements**

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: 1) **enclose part of the right side front porch** 2) **landscape/retaining wall along front sidewalk and fence the front yard**

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2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
  - 1) **enclosed porch will 8 by 16 feet and contained completely within the current porch roof and floor, front and back will have siding to match the current siding; side of house will have windows to match the current windows; trim will be painted white to match current; far right side will match current far left brick column with wood pillar**
  - 2) **Approx. 15 inch tall concrete wall along front of yard – extended from adjacent property; add a white picket fence along front, left and right side of front yard – gate will be in the front walkway and another on left side to driveway**

**Required Attachments/Submittals**

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a “before” perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an “after” perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

*\*\*\*Applications may be submitted electronically.\*\*\**

**Certification**

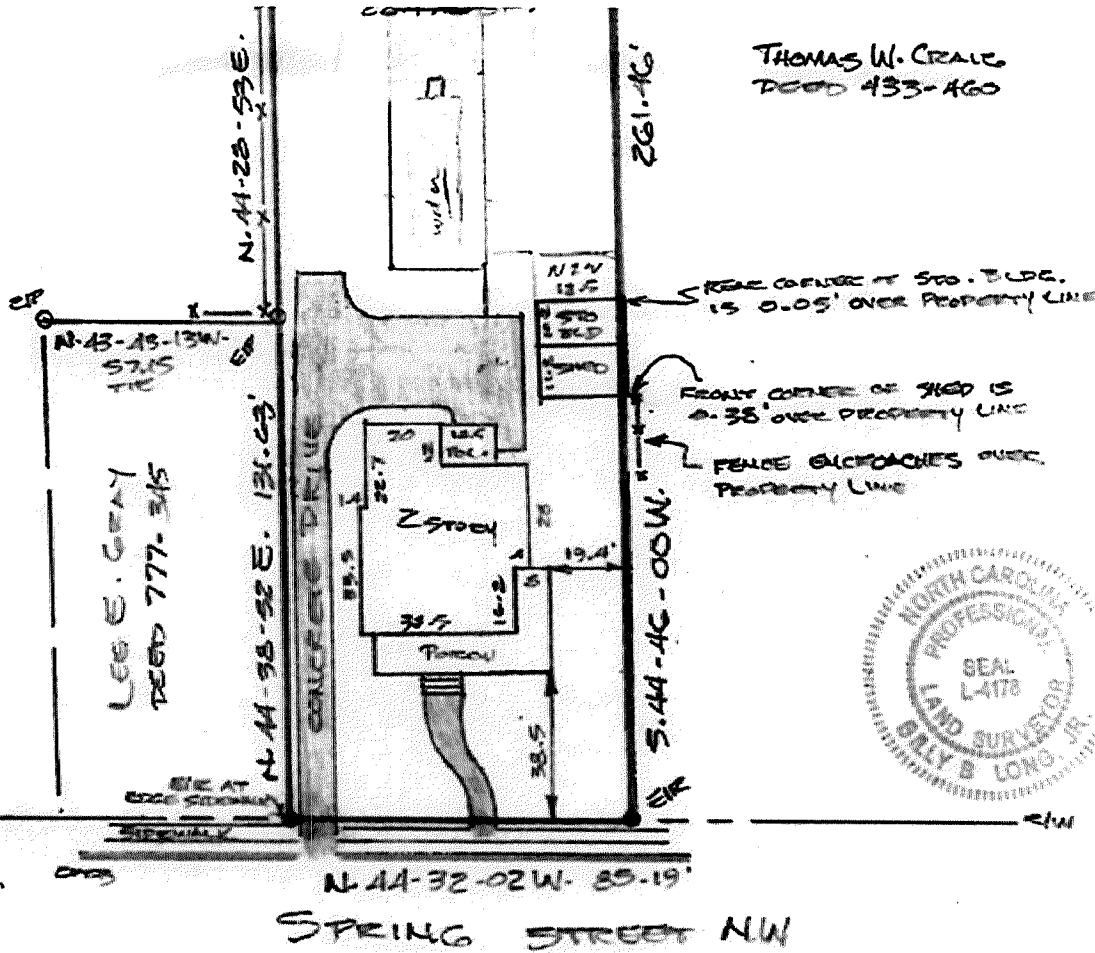
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City’s historic districts inventory database.

January 9, 2019

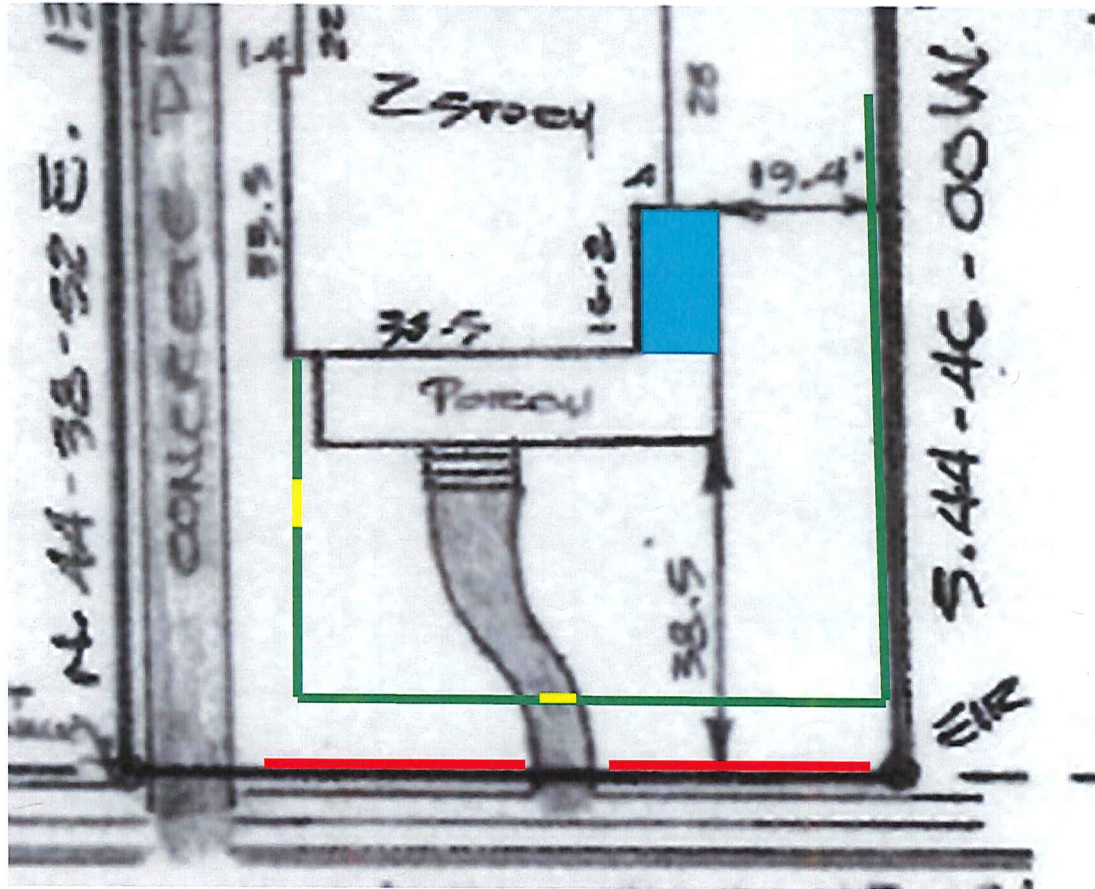
Date

Signature of Owner/Agent

LAWRENCE K. MOERLSON  
DEED 5532-349







- Blue = enclosed porch
- Red = concrete retaining wall
- Green – fence
- Yellow = gate

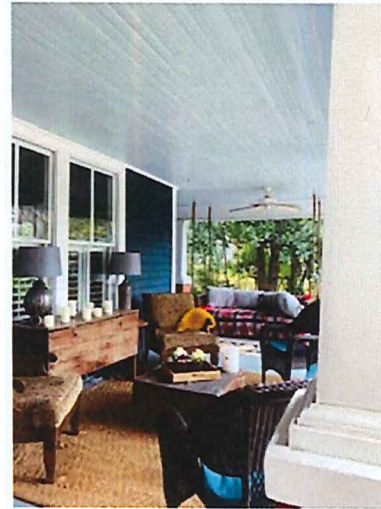
Front view – looking left  
(example half column)



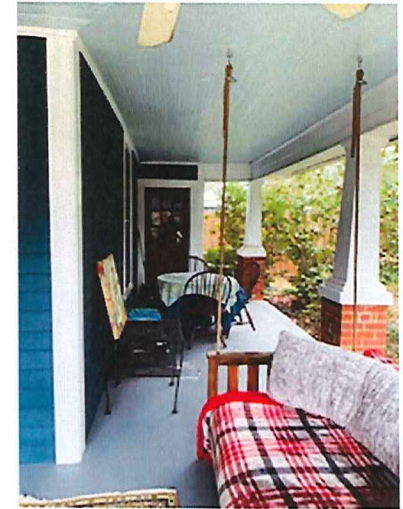
Front view – looking left



Front view – looking right



Front view – from front facade  
back will be enclosed (no windows on front)



Front view – from front facade  
back will be enclosed



Side view – area will be enclosed – with windows  
That match look of window shown







Fence

Image provided by Tesh-Troxler  
Landscapes & Designs, Inc.

Concrete wall



## Chapter 5 – Section 9: FENCES and WALLS



*Appropriate Fences and Walls*

Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts. However, where chain link fences already exist, they should be accompanied by landscaping materials, which will “climb” the fence and act as a screen. Fences should be compatible with most structures in the districts.

The style of fence or wall should respond to the historic nature of the property. All wooden fences should be “stick-built” on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc. Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street. If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property).

Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket. (See notes regarding “Privacy Fences” for allowable exceptions to this rule.) Additionally, it is not appropriate to introduce walls or fences in front yards and side yards at corner lots that are more than 65% solid. Cast-iron, aluminum, or wrought-iron fences should be designed to follow historic precedent.

Fence will follow all appropriate guidelines

Fence will basically be a wood picket fence painted white

There will be a gate on front walkway and left side by the driveway

# TREE RISK ASSESSMENT FORM

Site/Address: 146 Spring St NW  
 Map/Location: South side of home  
 Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_  
 Date: 08/21/18 Inspector: Bill Leake  
 Date of last inspection: \_\_\_\_\_

RISK RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

## TREE CHARACTERISTICS

Tree #: 1 Species: Pecan (Carya illinoensis)  
 DBH: 40" # of trunks: 2 Height: 100' Spread: 75'  
 Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed  
 Crown class:  dominant  co-dominant  intermediate  suppressed  
 Live crown ratio: 98 % Age class:  young  semi-mature  mature  over-mature/senescent  
 Pruning history:  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates: \_\_\_\_\_  
 Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

Foliage color:  normal  chlorotic  necrotic Epicormics:   
 Foliage density:  normal  sparse Leaf size:  normal  small Growth obstructions:  stakes  wire/ties  signs  cables  
 Annual shoot growth:  excellent  average  poor  none Twig Dieback:   curb/pavement  guards  
 Woundwood:  excellent  average  fair  poor  
 Vigor class:  excellent  average  fair  poor  
 Major pests/diseases: None

## SITE CONDITIONS

Site Character:  residence  commercial  industrial  park  open space  natural  woodland/forest  
 Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  wind break  
 Irrigation:  none  adequate  inadequate  excessive  trunk wetted  
 Recent site disturbance? YES  construction  soil disturbance  grade change  herbicide treatment  
 % dripline paved: 0% Pavement lifted: NO  
 % dripline w/ fill soil: 0%  
 % dripline grade lowered: 0%  
 Soil problems:  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_  
 Conflicts:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_  
 Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow  
 Prevailing wind direction: SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines  
 Can target be moved? NO Can use be restricted? NO  
 Occupancy:  occasional use  intermittent use  frequent use  constant use

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 3 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			M	M
Codominants/forks		M		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				L
Girdling				
Wounds/seam			L	
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure			L	L

## HAZARD RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe Size of part: 1 - <6" 2 - 6-18" 3 - 18-30" 4 - >30"

Target rating: 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

Failure Potential + Size of Part + Target Rating = Hazard Rating

1    1    2    4

none  remove defective part  reduce end weight  crown clean  thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  If removed, a medium sized tree with a single stem trunk would be appropriate in same location

If removed, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency Date: 8/21/18

## COMMENTS

This tree has no visible structural defects that would indicate a risk higher than normal for a large tree in an urban environment. The tree has the typical long lanky limbs consistent with pecan tree growth. I recommend reduction pruning to reduce load on several limbs. A cabling system to support the upper portions of the tree could be considered as additional risk management.

Bill Leake







